
**HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION**

Property Address:	2001 15th Street, NW	X	Agenda
Landmark/District:	U Street Historic District		Consent Calendar
			Concept Review
Meeting Date:	November 17, 2011		Alteration
H.P.A. Number:	11-407	X	New Construction
Staff Reviewer:	Steve Callcott		Demolition
			Subdivision

WDG Architects, representing LDP Acquisitions LLC, seeks ongoing conceptual review for construction of a nine-story apartment building at the southeast corner of 15th and V Streets. The project would be adjacent and connected to the 90' tall Campbell Heights/Dunbar Apartment building, a non-contributing building in the U Street Historic District.

When presented in September, the Board approved the general concept for the building, but directed the applicants to continue studying the proportions of the corner tower projection, the ratio of glass to masonry, and the amount of glass and overall treatment of the first floor. The Board also encouraged the applicants to continue their outreach efforts in sharing the plans with the community.

Revised Design

The project has been revised in response to the comments and suggestions of the Board. The dimensions of the corner tower have been reduced from 22'8" to 21'8" on V Street and from 27'7" to 23'4" on 15th Street, with a resulting increase in the percentage of masonry. The four repeating bay projections on V Street have also been made narrower, reduced from 15'4" to 14'0", while also being shifted east on the elevation to allow more masonry between them and the corner tower. The metal framing elements of all the projections have been narrowed as well. The glazing within the projections now includes both clear and fritted glass.

At the base of the building, the storefront windows on the residential units on V Street and in the community room on 15th Street will be converted to smaller punched windows within a more solid masonry base (this is not yet reflected in the drawings, but has been agreed to by the applicants). The higher percentage of glazing has been retained at the corner to demarcate the building entrance.

Evaluation

While the changes are subtle, particularly when evaluating on small-scale drawings, they significantly improve the design's proportions, scale and detailing. The composition on both V and 15th Street provides a stronger expression of the building as masonry, with smaller scaled glazed projections. The narrower projections, as well as their more slender

metal framing elements, are more elegant in their proportions and more proportional to the size of projections in the historic district. On V Street, the 14 foot width of the projections is comparable to bay projections on the district's rowhouses (which are typically 12-14 feet in width). At the recommendation of the Board, the corner tower's proportions have been evaluated by studying the dimensions of the towers on St. Augustine's church. Those towers measure between 18-24 feet, with the buttressing elements giving them greater mass at the bottom and receding in width as they get taller. The revised dimensions of the corner tower are commensurate with those on the church.

The use of fritted glass in the lower kickplate portions of the projections will provide both greater privacy within the units and additional texture to the exterior design.

Recommendation

The HPO recommends approval of the revised concept, with final approval delegated to staff.